



CITY OF SALEM PLANNING BOARD

A public hearing of the Salem Planning Board was held on Thursday December 1, 2022, at 6:30 p.m. via remote access. Public participation was possible via Zoom video and conference call.

Chair Bill Griset opens the meeting at 6:32 pm

I. ROLL CALL

Present: Bill Griset (Chair), Kirt Rieder (Vice Chair), Helen Sides, Tom Furey, Sarah Tarbet, Carole Hamilton, Zach Caunter, Jonathan Berk, Josh Turiel (9)

Absent: (0)

Also in attendance: Elena Eimert, staff planner, Beth Forrestal

II. REGULAR AGENDA

A. Location: 252 Bridge Street (Map 26, Lot 0408 and Map 35, Lot 0024), 32 and 34 Federal Street (Map 35, Lot 621)

Applicant: WinnDevelopment Companies LLC

Description: A continuance of a public hearing for all persons interested in the application of WinnDevelopment Companies LLC for the property located at 252 Bridge Street (Map 26, Lot 0408 and Map 35, Lot 0024) in the B5 Zoning District for Site Plan Review in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review, 7.3 Planned Unit Development Special Permit, and Section 8.1 Flood Hazard Overlay District Special Permit and Section 37 of the Salem Code of Ordinances, Stormwater Management Permit. The project will constitute Phase 1 of a two-phase project. Phase 2 will consist of the redevelopment and preservation of the historic County Commissioner's Building and Superior Court Building, located at 32 and 34 Federal Street (Map 35, Lot 621), which will be filed as an amendment at a later date. In Phase 1, the applicant specifically proposes to construct a mixed-use building with parking on the ground level, approximately 11,705 square feet of commercial and amenity space on the first level, and 120 residential units on the floors above. The proposed work includes razing any existing improvements and construction of the new building.

Attorney Correnti is here for the Applicant along with the Winn Team. Tonight they will update the board with the DRB recommended plans and present a brief summary of the Flood Hazard Overlay District (FHOD) Special Permit. The team are scheduled to go to the Salem Redevelopment Authority (SRA) on December 14 for

the review and approval of the DRB recommendation. On December 15, we will be with the Planning Board to wrap up the three peer reviews on the project.

Steve Prestejohn: Goal is to update you on the recommendations from the DRB. This process has been vital to the evolution of the project and has made a better building. A big topic was the Bridge Street façade – the distribution of color and material. Question about feasibility of curved paneling and the actual colors and material we will use. We have nailed down the 3 connection points along the Bridge Street sidewalk that create a sense of belonging. Worked on extending the sidewalk and improved plantings. The building really faces in all directions, “no back door”. Elevations shown on the screen showing the connectivity of the building to the community. Material boards shown – materials actually smooth, just using grained material to show color. Can be viewed here: [PowerPoint](#). The two tones really deliberately aligned horizontally, and we felt that it gave a dynamic look. Next slide has representation of the building from Washington street. You can see the way the groupings start to read. Addressed comments that the street side felt flat. Our focus has been on the street side, but the view of the curved sided of the building can be lost.

Planning Board Comments:

- Helen Sides: This looks terrific. The stronger horizontals are good and pleased that the bays are gone.
- Kirt Rieder: Do Hardy planks bend to curves?
 - Steve Prestejohn: The minimum radii they bend to is 6 feet and the smallest we propose is 10’ 8”.
- Kirt Rieder: On the west elevation. What landscape screening is in front of this area? And on the right with the drop-off, where is the guardrail?
 - Steve Prestejohn: Where we have brought the sidewalk out, we have planned 3 trees. On the guardrail, the ground slopes and hits the retaining wall. We will need a guardrail at the very end of the building to close things off. There is a concrete pier. This is essentially to the edge of the building.
 - Rich Whitehouse: Worked with transportation folks to have appropriate design. It overlaps about 30 feet and is a vehicular guardrail.

Rich Whitehouse, VHB, project engineer: Shares site plan on screen. Special permit criteria has been met for the FHOD Special Permit. Vehicular and pedestrian movements in event of flooding. Flood proofing has been discussed in detail. Upon

leasing a unit, residents will be advised as a flood hazard in the parking area. Utility installations protected from floods – working with utilities and DPW for installations.

- Kirt Rieder: Plenty of examples where curb can... not a fan of seeing cars park here indefinitely. The striping doesn't make me feel good
 - Rich Whitehouse: We have 2 no parking signs that have been shifted to align with curb return. We thought this gave a better encouragement on what the vehicular traffic should do, and the striping gets narrow very quickly.
 - Ramie Schneider: We also added 3 street trees.

PUBLIC COMMENT:

No public comment written

No public audience comments.

- Sarah Tarbet: Noticed that we are waiting on comments on NetZero energy questions
 - Ramie Schneider: Waiting until we advanced the drawings more. Would like to hold off on that until we have the recommendations from the SRA.

Motion to continue to December 15, 2022, is made by Kirt Rieder, seconded by Sarah Tarbet, and passes 9-0 in a roll call vote.

Bill Grisct	Y
Kirt Rieder	Y
Tom Furey	Y
Carole Hamilton	Y
Zach Caunter	Y
Sarah Tarbet	Y
Jonathan Berk	Y
Helen Sides	Y
Josh Turiel	Y

- B. Location: 73 Lafayette Street (Map 34, Lot 430), 75 Lafayette Street (Map 34, Lot 431), 85 & 87 Lafayette Street (Map 34, Lot 432), 89 Lafayette Street (Map 34, Lot 433), 315 Derby Street (Map 34, Lot 444), 9 Peabody Street (Map 34, Lot 232), and 15 Peabody Street (Map 34, Lot 435) Applicant: North Shore Community Development Corp (NSCDC) and North Shore Community Health Center (NSCHC)**
Applicant: North Shore Community Development Corp (NSCDC) and North Shore Community Health Center (NSCHC)
Description: A public hearing for all persons interested in the application of North Shore Community Development Corp (NSCDC) and North Shore Community Health Center

(NSCHC) for the property located at 73 Lafayette Street (Map 34, Lot 430), 75 Lafayette Street (Map 34, Lot 431), 85 & 87 Lafayette Street (Map 34, Lot 432), 89 Lafayette Street (Map 34, Lot 433), 315 Derby Street (Map 34, Lot 444), 9 Peabody Street (Map 34, Lot 232), and 15 Peabody Street (Map 34, Lot 435) for a Site Plan Review, Planned Unit Development special permit, Drive-Through special permit, and Flood Hazard Overlay District special permit for a project in the Entrance Corridor Overlay District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review; Section 7.3 Planned Unit Development; Section 6.7 Drive-Through Facilities; Section 8.1 Flood Hazard Overlay District.

The above properties will be improved through a collaborative joint venture between NSCDC and NSCH. Specifically, the applicant proposes a project that will consist of three buildings, two of which will occupy the corner at Lafayette and Derby, and a third at the nearby site at 9 Peabody. At 73 Lafayette St., applicant proposes a 6-story mixed-use building with commercial space on street level and 19 units of 100% affordable, supportive housing for the elderly above. Along Derby St., applicant proposes a new approximately 41,500 sf community health clinic. At 9 Peabody St., applicant proposes 29 additional age-restricted units and a small gallery and commercial space. Additional site improvements include improvements to the underlying culvert, the harbor walk, and Peabody Street Park, the latter two of which the applicant would be responsible for ongoing maintenance.

Attorney Grover is here for the applicant. Mickey Northcutt and Ilene Vogel from NSCDC and the teams from Mass Design are here Niche Engineering are here as well. The engineering peer review is finally ready for presentation. Soon ready for a decision with this review done. Engaged with the City's legal and parks and recreation departments and have entered in an agreement for the improvements in Peabody Street Park. First will review changes of plans and then the engineering review.

Mickey Northcutt: We filed for MEPA review in August. There were some design implications of their feedback. The biggest was the parking that we envisioned under the Peabody Street building is not possible under Ch. 91. We looked at traffic studies and there is definitely room to purchase an offsetting number of parking spaces in the garage. By having SOME room left, we have room for accessible parking. Want to reiterate the belief the reason we targeted this population is because they have so little parking requirements. Pushed us to have more community space because of this – will have meeting space on 2nd floor but will be able to create a community space on the ground floor of Peabody street. National grid has imposed spatial requirement we weren't aware of.

Jonathan Evans: *Site plan put on screen.* 15 surface spots for public use at Lafayette and Derby building. Under building reduce to 6 spots based on state review process. Biggest consideration is how we program the building to the waterfront. We are excited about having a larger community space facing the river's edge. A subtle change of the Lafayette/Derby building was to reduce the secondary residential entrance and set it

back a bit to make the entry more public. Excited about having a larger outdoor space and community room. There has been work on updates to the grading plan we are also working to resolve the cross slopes of 2%.

BOARD QUESTIONS

Kirt Rieder: Regarding the utilities on the ground floor. What are the elevations and how are they raised?

Jonathan Evans: The Lafayette Street/Derby Street building has the water intake room on street level, but most of electrical room is on the 2nd floor. National Grid requested that the transformer remain on the ground floor. Generator oil room is a place to fuel roof generator. Everything else is on the upper levels.

Kirt Rieder: So internally the flood proof elements are up or at elevation 9?

Jonathan Evans: We are trying to work with National Grid and be accommodating. They want the elements at street elevation, and we are pushing against that. At least trying to raise to the elevation of the building (12). Same with other buildings. We will continue to push National Grid.

Kirt Rieder: Curious on what the finished floor is?

Jonathan Evans: Still +14. Everything else is +12 for the building and the intention is for the elevator to bridge the grade.

Kirt Rieder: What is the external door at elevation 12?

Jonathan Evans: Those are internal stairs or ramp, not shown.

Kirt Rieder: Will send markups to Elena to give to you so you can see where my mind is. And I want the landscape architects to do the grading plan. We need to get to the point where we can vote and approve. And I want this to continue to tie into the Harborwalk.

Jonathan Evans: We made some progress on this. Some of this is the advanced submissions, etc. We will provide an update in the next few days.

Kirt Rieder: Please strike the green ash from the plantings.

Josh Turiel: 15 spaces probably works for this population of residents but need spaces for homecare workers. Also, opposed to further leasing of city garage spaces – it doesn't solve dependency and the garages are not intended for that usage. Hope that you can make a parking arrangement with Shetland, National Grid or another nearby lot.

The Engineering Peer Review team is introduced. Leyna Tobey, Matt Graca, and Diane Cameron of Woodard & Curran are here. Applicant has responded to comments from the peer review. Most recently discussed what will be addressed through plan revisions and what will be addressed with conditions of approval from the Planning Board. If the Planning Board closes the public hearing, Woodard & Curran can help input to draft the conditions of approval.

Attorney Grover: That concludes our discussion of peer review. Will develop conditions to be part of the decision. Addressing Josh Turiel's comments on parking, we are pretty convinced that the demand for parking is going to be very limited. We offered the garage as a condition, but it would be in a discretion of board on whether to require that. One thing that came out of the Ch. 91 review is that at least 2 or 3 spaces will be public spaces and would be used by healthcare workers.

There is continued discussion on the parking issue. The Northshore CDC has pursued off-site options, but this isn't really an operational issue for them and only one of their current buildings has off-street parking. Prime Group can't commit until they know what their site will look like. But there have been constructive conversations. We have another conceptional project where we might be able to add parking if needed. There has been a thorough traffic study and parking has been discussed quite a bit. Josh Turiel remains concerned about this issue and Attorney Grover stated that it is up to the discretion of the Planning Board if they would like the project to absorb the cost of parking passes.

PUBLIC COMMENT:

No new written comments.

No public comments.

Motion to continue to the December 15, 2022, meeting is made by Kirt Rieder, and seconded by Josh Turiel, and passes 8-0 with one abstention in a roll call vote.

Bill Grisct	Y
Kirt Rieder	Y
Tom Furey	Y
Carole Hamilton	Y
Zach Caunter	Y
Sarah Tarbet	A
Jonathan Berk	Y
Helen Sides	Y
Josh Turiel	Y

C. Location: 132-134 Canal Street, 142 R. Canal Street, and 144 Canal Street (Map 33, Lots 5, 6, and 8)

Applicant: Scott Grover f/b/o Canal Street Warehouse LLC, Canal Street Realty Development LLC, and Canal Furniture LLC

****Request to continue to December 15, 2022****

Description: A public hearing for all persons interested in the application of Scott Grover f/b/o Canal Street Warehouse LLC, Canal Street Realty Development LLC, and

Canal Furniture LLC for the properties located at 132-134 Canal Street, 142 R. Canal Street, and 144 Canal Street (Map 33, Lots 5, 6, and 8) in the I and the Entrance Corridor Overlay District in accordance with the following sections of the Salem Zoning Ordinance: Section 7.3 for a Planned Unit Development, Section 9.5 for a Site Plan Review, Section 8.1 for a Flood Hazard Overlay District Special Permit, 8.2 Entrance Corridor Overlay District, Section 6.7 for a Drive-Through Special Permit, and a Stormwater Management Permit in accordance with Salem Code of Ordinances Chapter 37. The applicant is requesting an amendment to a previously approved Decision to remove certain automotive uses from the site and to add 4 new residential units and 3 parking spaces in the area of the building formerly occupied by those uses.

Specifically, the applicant proposes to construct 4 residential units in a two-story addition above an existing one-story section of 142 Canal Street, with 3 covered parking spaces located at grade in the renovated one-story section of the building. There will be no expansion of the existing building footprint and no increase in the impervious area.

****This item was heard first****

Attorney Grover is here for the Applicant request more time to work out the Engineering Department request. We have submitted information and are waiting to hear back to hear on what the conditions will be.

Motion to continue to the December 15, 2022, meeting is made by Josh Turiel, and seconded by Kirt Rieder, and passes 9-0 in a roll call vote.

Bill Grisct	Y
Kirt Rieder	Y
Tom Furey	Y
Carole Hamilton	Y
Zach Caunter	Y
Sarah Tarbet	Y
Jonathan Berk	Y
Helen Sides	Y
Josh Turiel	Y

III. OLD/NEW BUSINESS

A. Updates from Staff

- Elena Eimert reminds the board of the upcoming community meeting on the Shetland Park proposed redevelopment. The event is from 1-3 PM on Saturday in the Salem Academy Charter School gym on Lynch Street.

- The last Planning Board Meeting of the year is on December 15 and there are a number of items on the agenda, a few receive and files, and the Planning Board's recommendations back to council on the amendments to the ADU ordinance.
 - Helen Sides and Sarah Tarbet will not be able to attend the December 15 meeting and would like an alternative date.
 - Must be mindful of the 21-day time lime to recommend to Council and the January 5 meeting is too late. Elena will send out a poll to find a date for an alternative meeting. December 19 seems to work for all.

IV. APPROVAL OF MINUTES

A. Approval of the November 17, 2022, Regular Planning Board Minutes

Motion to approve the November 17, 2022, Regular Planning Board Minutes is made by Sarah Tarbet, seconded by Carole Hamilton, and passes 8-0 with one abstention in a roll call vote.

Bill Grisct	Y
Kirt Rieder	A
Tom Furey	Y
Carole Hamilton	Y
Zach Caunter	Y
Sarah Tarbet	Y
Jonathan Berk	Y
Helen Sides	Y
Josh Turiel	Y

IV. ADJOURNMENT

Motion to adjourn made by Carole Hamilton, and seconded by Helen Sides, and passes in an 9-0 roll call vote

Bill Grisct	Y
Kirt Rieder	Y
Tom Furey	Y
Carole Hamilton	Y
Zach Caunter	Y
Sarah Tarbet	Y
Jonathan Berk	Y
Josh Turiel	Y
Helen Sides	Y

Adjourned at 7:54 pm
Approved by Planning Board on January 5, 2023